

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 'NARROWS HOUSE' THE NARROWS, HINCKLEY, LE10 1EH

**OFFERS IN THE REGION OF £250,000**

Impressive 2007 3 storey detached family home. Popular and highly convenient location within walking distance of the town, The Crescent, local schools, the Leisure Centre, bus and train stations, Doctors surgery, dentist, Queens Park and with good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, oak/slate flooring, wired in smoke alarms, spotlights, central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and lounge. 4 bedrooms (main with en suite shower room) and family bathroom. Hard landscaped front and enclosed rear garden. Viewing recommended. Carpets, blinds, light fittings and shed included





## TENURE

Freehold

Council Tax Band - C

## ACCOMMODATION

Attractive UPVC SUDG front door to

## ENTRANCE HALLWAY

with slate tiled flooring. Radiator. Wired in smoke alarm. Stairway to first floor. Attractive white four panel interior doors to

## SEPARATE WC

with white suite consisting low level WC. Wall mounted sink unit. White double cupboard above. Slate tiled flooring. Radiator. Extractor fan.

## FITTED DINING KITCHEN TO FRONT

13'4" x 11'6" (4.07 x 3.51)

with a fashionable range of Oxford navy fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit, chrome mixer tap above and cupboard beneath. Further matching floor mounted cupboard units. Four drawer unit. Contrasting white marble effect roll edge working surfaces above with inset four ring ceramic hob unit. Stainless steel chimney extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units. Integrated double fan assisted oven with grill. Appliance recess points. Plumbing for automatic washing machine. radiator. Inset ceiling spotlights. Keypad for burglar alarm system. Digital thermostat for central heating system. Door to useful under stairs storage cupboard housing the cylinder for domestic hot water and central heating system. White wood panelled and glazed double doors lead to



## REAR LOUNGE

16'7" x 10'10" (5.07 x 3.31)

with solid oak wood strip flooring. Radiator. TV aerial point. UPVC SUDG French doors and further UPVC SUDG French door to rear garden with built in blind.



## FIRST FLOOR LANDING

with white spindle balustrades. Wired in smoke alarm. Radiator. Stairway to second floor with white spindle balustrades.

## FRONT BEDROOM ONE

11'6" x 9'8" (3.53 x 2.95)

with fitted wardrobes to the full width of one wall with mirrored glazed sliding doors to front. Radiator.



### **BEDROOM TWO TO REAR**

9'7" x 10'11" (2.93 x 3.34)

with radiator.



### **BEDROOM THREE TO REAR**

7'9" x 7'7" (2.37 x 2.32)

with radiator.



### **FAMILY BATHROOM TO FRONT**

6'7" x 5'6" (2.03 x 1.69)

with white suite consisting p-shaped panelled bath, shower unit above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Chrome heated towel rail. Extractor fan.



### **SECOND FLOOR LANDING**

with loft access, partially boarded.

### **BEDROOM FOUR**

8'10" x 17'10" (2.71 x 5.46)

with radiator. Built in double wardrobes. Two double glazed Velux windows with built in blinds. Inset ceiling spotlights. Feature exposed brickwork to one wall.



## ENSUITE SHOWER ROOM

7'4" x 6'7" (2.26 x 2.03)

with white suite consisting fully tiled quadrant corner shower cubicle with glazed shower doors. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Chrome heated towel rail. Extractor fan. Double glazed Velux window with built in blinds.

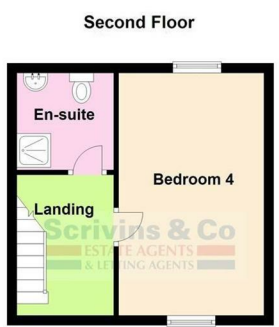
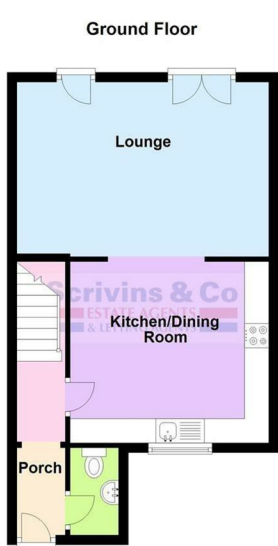


## OUTSIDE

the property is set well back from the road. The front garden in slate chippings with surrounding block paving. A slabbed pathway and timber gate lead down the side of the property to the rear garden which is enclosed by panelled fencing and high brick retaining wall. The garden is hard landscaped having a full width timber decking patio adjacent to the rear of the property beyond which the garden is in slate chippings. Outside power point. Timber shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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